

400 Westwood Drive

Zoning By-law Amendment Application

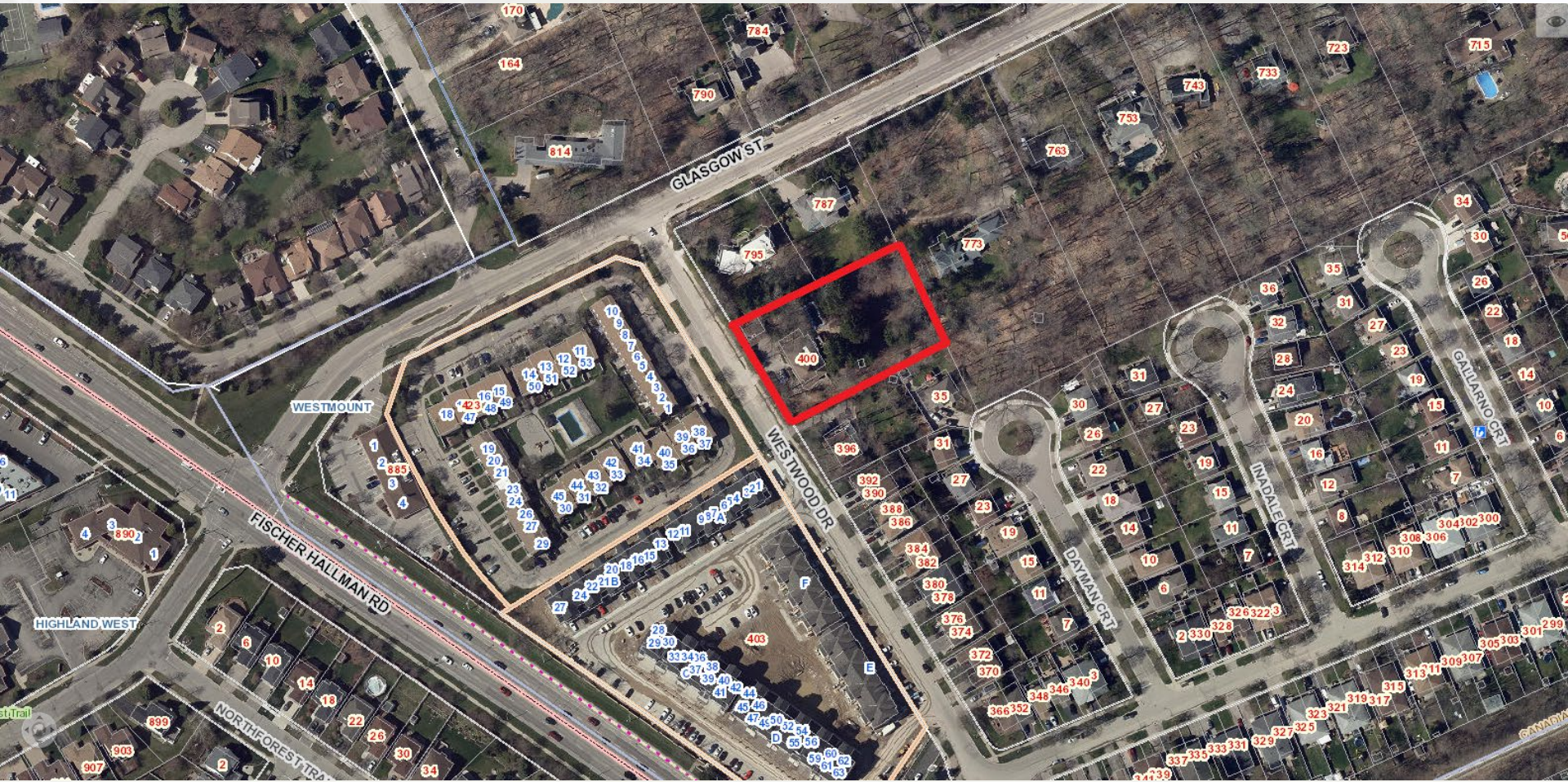
ZBA21/012/W/ES

Owner: **Zakia and Anel Kardumovic**

Planning & Strategic Initiatives Committee

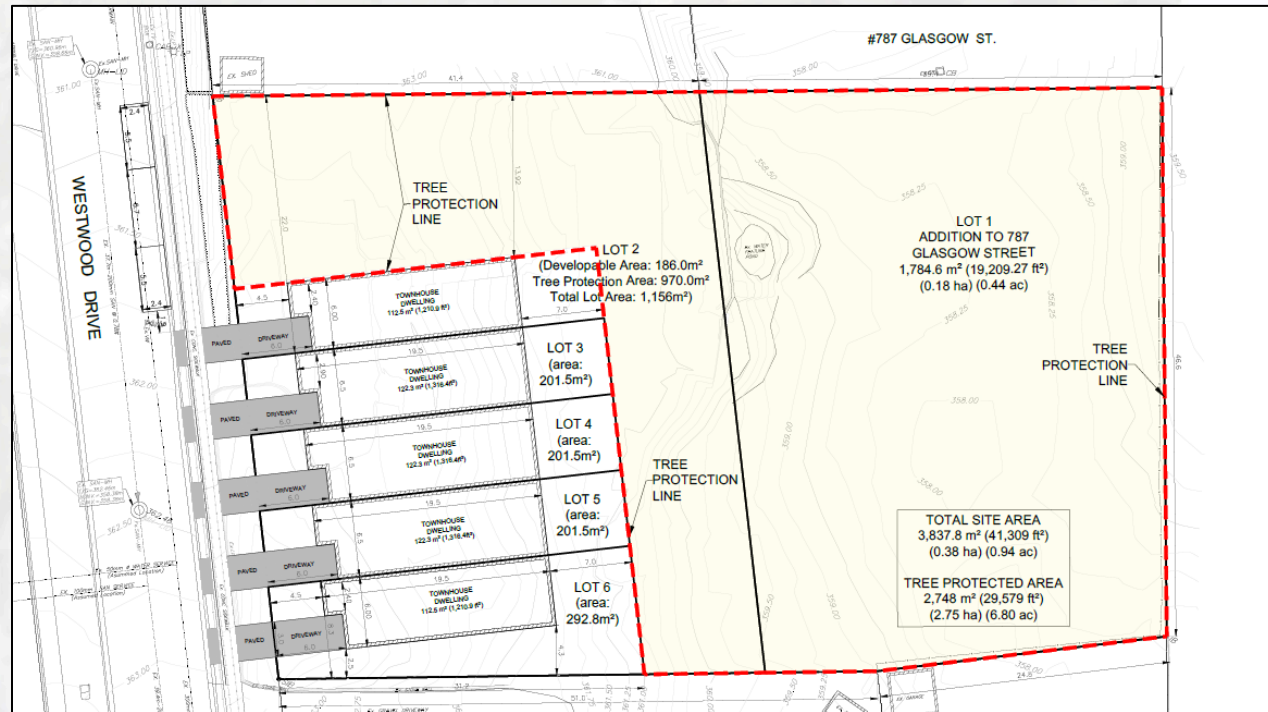
January 6, 2025

400 Westwood Drive Site Context



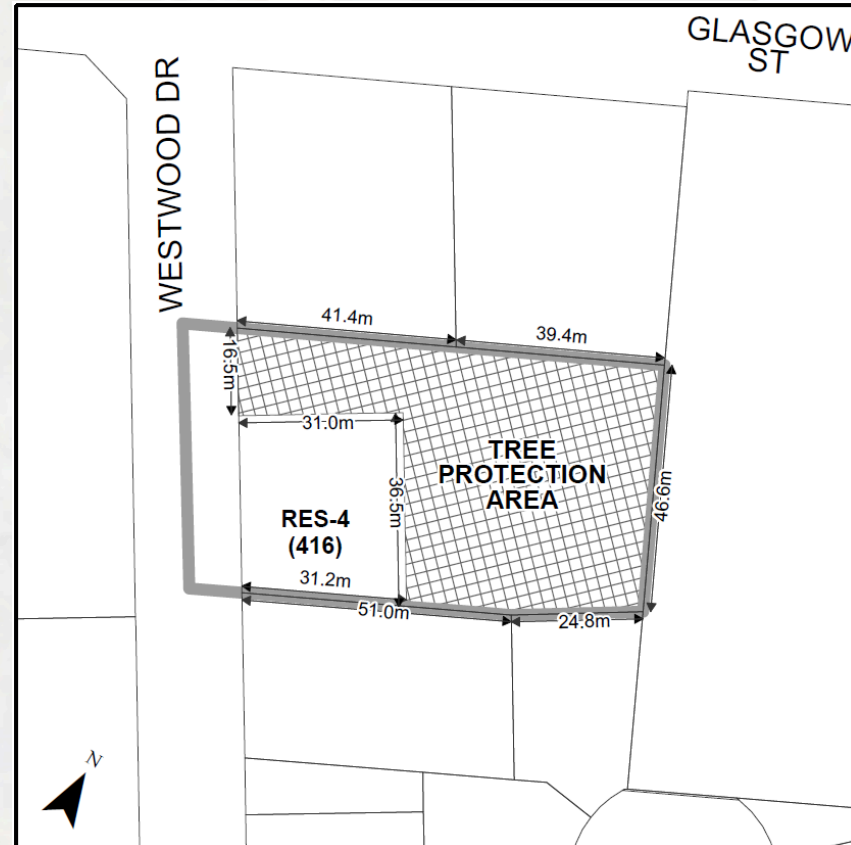
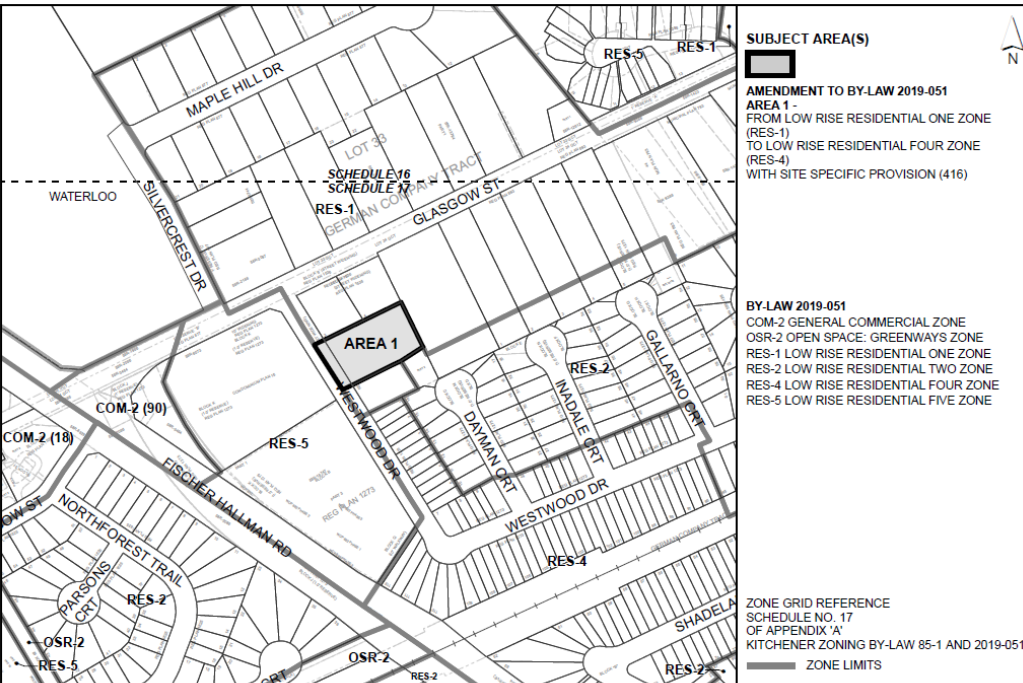
Concept

- 5 Street Townhouse Units
- Single Car Garage/Driveway
- Tree Protection Area



Concept Plan of Site Layout

400 Westwood Drive Proposed Zoning



MAP NO. 1 KARDUMOVIC, ZAKIA; KARDUMOVIC, ANEL 400 WESTWOOD DR	 SCALE 1:4,000 DATE: DECEMBER 2, 2024	ZONING BY-LAW AMENDMENT ZBA21/012/W/ES OFFICIAL PLAN AMENDMENT N/A	
		City of Kitchener DEVELOPMENT SERVICES DEPARTMENT, PLANNING	

FILE:
ZBA21012WES_MAP1.mxd

Opportunity



- Create 5 new Street Townhouse Dwellings
- Provide a gentle infill intensification opportunity within an existing low-rise neighbourhood.
- Contribute to the diversity of housing within the Westmount Neighbourhood.
- Establish a Tree Protection Area

Highlights and Conclusion



- Recommending approval of the application to:
 - Change the Zoning from RES-1 to RES-4
 - Establish a Site Specific Provision for specific development standards
 - Establish a Tree Protection Area
- The proposed Zoning By-law Amendment demonstrates good planning principles and is consistent with Provincial, Regional and City planning policies.